



P.O. Box 555, 288 Station Street, Smithville, ON L0R 2A0  
Tel: 905-957-1606 Fax: 905-957-4628  
Email: westlincolnchamber@bellnet.ca  
www.westlincolnchamber.com

November 10, 2022.

Advocacy Letter of Support  
Chamber Member Marie Horne,  
True Men's Barber Shop

Dear Marie.

Thank you for attending our October 3 board meeting to present your advocacy case to your board on parking issues in downtown Smithville. Your detailed explanation and your additional letters of support you provided from other businesses near your shop, were well received and also noted. Your board understands how important this issue is for you, the future growth of your business, and for other businesses. As such, we are pleased to provide this letter of support.

The Board of Directors of The West Lincoln Chamber of Commerce have passed a motion to accept support of your advocacy ask. The Board notes that parking in downtown Smithville is a concern and are in support that parking issues, in general, need to be addressed to allow additional parking areas where possible, to continue to help grow and support our local businesses.

Thank you for bringing this concern to our attention Marie.

Sincerely,

Denise Potter  
Executive Director

On behalf of The West Lincoln Chamber of Commerce Board of Directors.

threadid=thread-f:1745233705028289860&simple=

**Township of West Lincoln**

**September 27, 2022**

**To Whom it May Concern:**

I am writing with regards to the proposed developments along Griffin Street South in Smithville. As a longtime businessman for the last 40 years, I have watched as the township has continually crippled the downtown core with regards to parking. I own several pieces of property within the downtown core, and have watched as the decisions of the township have rendered some of my properties as un-rentable. Stemming as far back as the converted use of the property, now know as the "New Golden Village Restaurant", where a \$3,000/parking space cash payment, was received by the township, in lieu of the 11 parking space shortfall, to the continual removal of more and more spaces, by the regional government along Griffin Street. I have watched as the situation has grown increasingly dire. I have one unit which the property when they discover that the on street parking ( or lack of ) is the only available parking. This has been detrimental to me, as early as this year when Pizza Hut had submitted a letter of intent to lease the premises at 112 Griffin Street, , but due to the shortage of parking and the townships unwillingness to assist me with an acceptable solution, the deal fell through. The township continues to charge me property taxes for commercial unit which has become only suitable for storage. I myself have had developments scrapped due to the townships unreasonable policies and I am opposed to any future development which do not provide adequate parking which will not create further impact to the current local businesses. Is this another situation where the township is going to take cash in lieu of parking or are they going to protect the current businesses instead of only considering the increase to the tax base? I urge the township to do the honorable thing and protect all those impacted by their decisions.

**Sincerely**

**Glenn McLeod**

A handwritten signature in cursive script that reads "Glenn McLeod". The signature is written in black ink and is positioned below the typed name.

January 11, 2024

Sharon Schutten nee MacInnes

To whom it may concern,

I grew up at 111 Griffin St. South, Smithville since 1961.

Neil and Audrey MacInnes (my parents) started a dry-cleaning business in 1958 (service Dry Cleaners).

We had used the side as a driveway beside the Mason Hall since 1958. Neil and Audrey maintain the driveway until Neil's passing in 1987. Audrey continued to maintain the driveway, as she had a dry-cleaning depot in the back of the store (Choice Cleaners).

My son, Tyler Schutten, purchased the building in 2009, and continued to use and maintain the driveway, until his passing in 2012. He also built a storage shed and fenced in patio during his ownership.

Tyler's wife Jacquilin Schutten maintained the driveway until she sold the building. Our entire family were always the only ones to park our vehicles, and maintained the driveway since we owned the building.

The current owner (Marie Horne) continues to maintain the driveway since she purchased the building from Jacquilin.

Sincerely,

Sharon Schutten

A handwritten signature in black ink, appearing to be 'Sharon Schutten', written in a cursive style.

West Lincoln Township

April 15, 2024

To Whom It May Concern Regarding File #

A 21/2022 WH

As a longtime resident of Smithville, ON, I would like to support Marie Horne, owner of True Men's Barber Shop located at 111 Griffin St. So, Smithville, ON.

The downtown, especially at the southern end has limited parking as our town was not originally designed for vehicles, but rather sloped from businesses to the street level when horse & buggies were the mode of transportation.

The building at 111 Griffin St So. was built in the early 1800s with a load-bearing structural design and slab in brick work. Using the alley (lane) on the south side of this building could pose a problem if or when used as an access to the building to the south of 111 Griffin So. Therefore, the need for more vehicle parking elsewhere.

Respectfully,

Jean Gordon

Smithville resident & volunteer at the  
West Lincoln Historical Society.

Monday Jan 15 2024

• Called Town

• Voicemail for the mayor Ex. 6726

• Jackie (Receptionist) left a voicemail stating a sit down meeting to ~~to~~ let them know my findings of the property

• Town said there is not Active ACO right now and Brian Truble is the active ACO Right now

• Call Ryan Johnstone (Royal (epage) @ 12:29 pm

• Talk about a bin Being Dropped off by Phil Schilsta Dec 13<sup>th</sup> Wed 2023 said it would be 2 days ended up Being Jan 19<sup>th</sup> (FRI) it was go. Only worked on the Building for the week of 15<sup>th</sup> - 19<sup>th</sup>

• Also told me the tree is going to be cut down

• Email ~~B~~ to Brian Truble @ 1:13 Requesting a sit down meeting also talked about calling the mayor for a meeting Request as well.

• Forward Email to Jacquie Thrower (Mayor's secretary)

• ~~#~~ Called Ryan Johnstone @ 12:29 he called back @ 4:05

Filled him in on the findings and Keeping him up to Date

• Right of Way, Alleyway, driveway

• How the mess down the side is caused by Phil's Dumpster

• What my lawyer has found (on paper Jan 15 2024

Mon  
Same Day)

Terry  
Bell  
Get together

Monday March 20 2023

Customer ~~to~~ Parking  
+  
Condo Existing Parking  
Increase population

Balance for Downtown  
Core Existence

- Cost / How much to buy the Back lot Parking
- When did the deal get made will United Church  
got made? year - <sup>100 years</sup> Doug Janner (Mar)
- What mayor or who made/Brought it up - Doug Janner
- when was there or new there was a concern for  
more parking - Right after the parking  
along the front of store fronts
- Has anyone where taken away. Doug Janner

- Terry Recommended
- Truck, Brian, BIA make meeting
  - Region Letter
  - Albert Woodhouse Region Council.
  - Trees - Region Blocking the store fronts.
  - Mason - Development Problems x3
  - Future parking
  - BIA
  - called by-law officer left a message, about looking  
into BIA
  - Terry Bell Told me the back lot could be retained <sup>but Parcel in  
to be taken</sup>

Jan 20 2019  
First Meeting with Brian Truble

showed Brian the letter statement from Kacolin in the  
about Ryan Johnston wanting to <sup>Bill of Sale stating they had always parked</sup> Sally and  
Tost it back to me and said I don't want to <sup>maintained the drive</sup>  
see that, that means nothing. how he wanted to ~~put~~ dig downstems  
in the ground to support his Development.

Brian Truble telling me had to have 3 meters  
arross for Right of way, Alley.

Went to family lawyer on Jan 26 @ 10am 2019  
- that's when I got Deed to my Building

Feb 18 2019 (Tue)

Called Ryan Johnston ~~to~~ telling him  
my findings and if he wanted more room to  
support his Development make me an offer.  
Ryan, I thought you didn't want to sell  
Maine, I don't want to sell but anything for  
same for the right price.

~~July~~ Feb 3 2020

Email Brian Truble to let him know my findings

new owners of log Gonshire

Told me I was swatting and I had to  
get off the right of way, along way, my drive way  
Never met him.

new owners Schistras

Meet with Phili in March 2021 to introduce  
himself, to be off the right of way by September 2021

Questions for Phili, you going to have enough room  
Wanted to put 4 units in going to take the back portion of the <sup>border</sup>

General always did

After the 3<sup>rd</sup>

Meeting w Brian Truble  
Told him there is no Bi laws  
to state/Protect these old  
Properties and away De veoper/  
invester and come in and  
take advantage. Come out Right  
after Meeting.



(Mon) July 19 2021 w Brian Treble

- Made appointment to talk about new owners of the mason hall. 2 different owners (brothers) wanting to put "6" condo units in the existing building
- philip contacted me back in March 2021 to interduce himself and let me know what there plans where. Also to be off the right of way by this September 2021.

### Questions for Brian Treble

- No enough room to get vehicles to the Back
  - Emergency exit
  - Fire, Embourance, moving trucks
  - Work Being done to all Griffin St Building with only one ~~access~~ entrance in and out
  - Parking to support 6 units
  - parking for myself, Drive way
  - On the road? Parking pass?
  - New development happing for small downtown core of business customer parking.  
ex. Royal lepage, sonie log, Feed Milk
  - Never bin able to get to the Back "
  - Never bin used for access
  - Parking
- Anything higher 24 in must need Drawing.

Bryan Johnston 2018

Came in to my shop asking to call him  
gave me his Business Card

Called him and said... I dont own the right  
of way, he does, he will let me know when  
I have to get off. Im going to use the side  
to support my development and put in Dig in  
the ground to support my Development.

---

want to town after talking to Cheryl

---

Brian Truble showed me on the computer  
and said Ryan Truble owned the Right of Way  
and tried to show him my Bill of sale and  
Dismissed it. And said no I dont want to  
see that. Thats not it. With his hands crossed  
leaned Back. Took me to his <sup>means nothing</sup> computer  
and showed me a view of square images with

no Numbers of Buildings just a high lighted area that could maybe pass as be real.

No noing I thought at that point I was/ had nothing. That's why I made a lawyers meeting.

2018

Phone called with Cheryl Ganann  
for are Ward.

Got # from someone

Talked about

• How Ryan <sup>Johnston</sup> wanted to ~~dig~~ Dig in the  
growing Dumpsters (for Garbage) to support  
his Development.

She said, he was just Trying to Bolly me  
and the side has never bin able to do anything

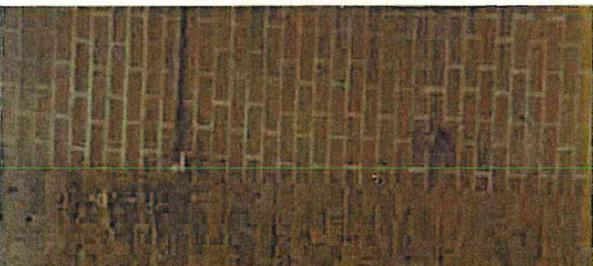
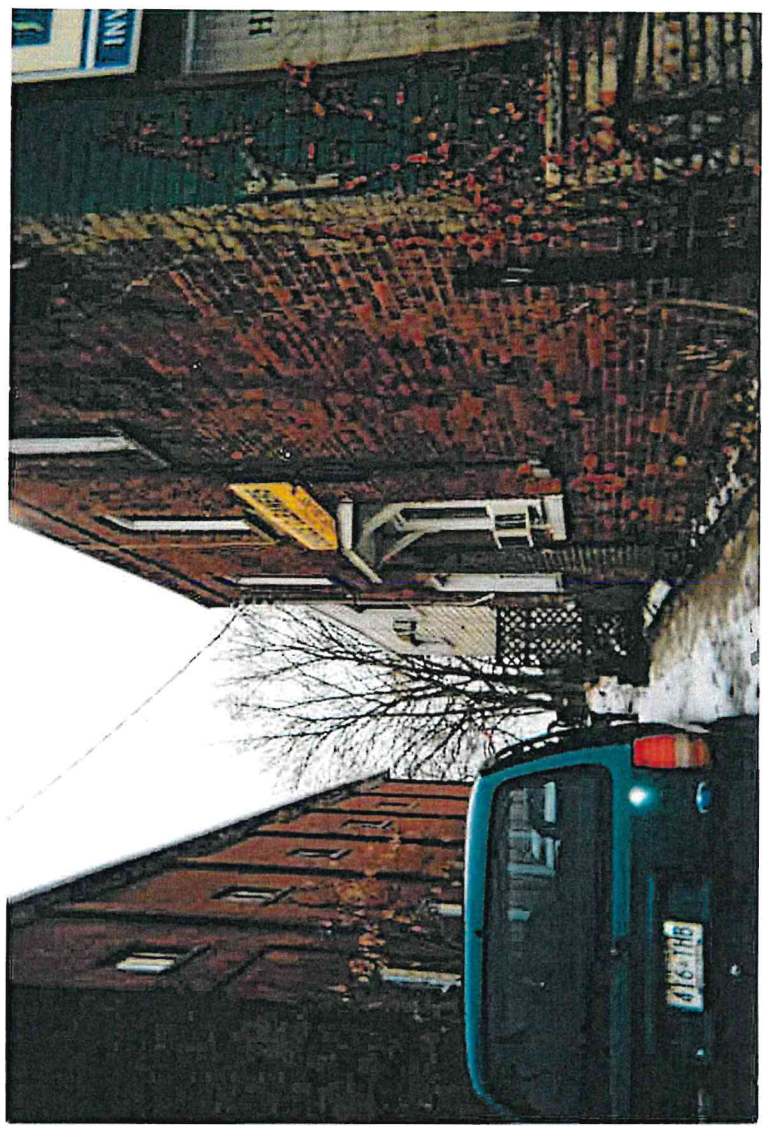
with <sup>Driveway</sup> without having any room for cars, she  
said ~~she~~ was the MacInness family who  
always parked there, there side entrencees,

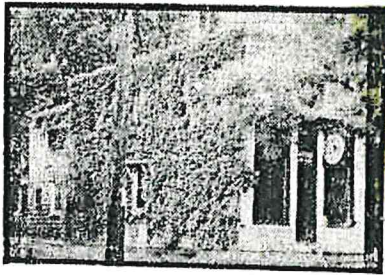
business. No No this is not right she (Cheryl said)  
Im going to bring this matter up with the  
board. Dont worry. He cant take that away  
from you. Its bin going back years thats  
the way its always Bin.

Asked Cheryl what should I do, I dont want to  
get into trouble.

Cheryle said she would bring this up at the

next Board Meeting



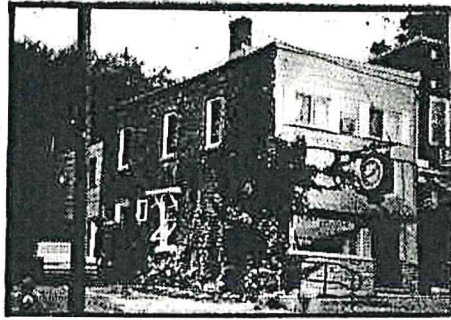


# Service Cleaners

Established 1958

Griffin Street,  
Smithville, Ontario

1987



Gerzy DeBoer  
GENERAL CONTRACTOR  
SMITHVILLE, ONT. - PHONE 257. 3983

Date July 29 1987  
MR N Mac James  
Smithville

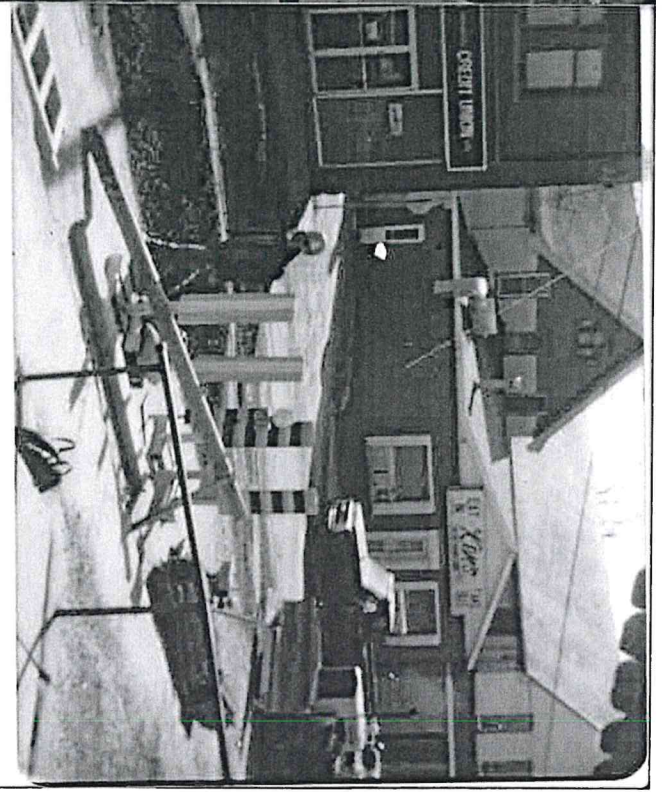
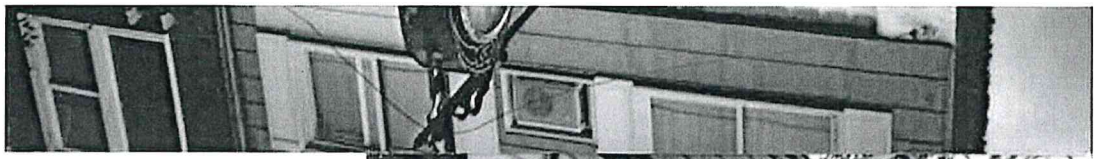
SOLD BY	C.O.D.	CHARGE	ON ACCT.	ACCT. FV
1				
2		Road material		\$ 21.6
3				
4		Labour		\$ 22.5
5				
6		Stone & sill		\$ 70.
7				
8				
9		Material for		
10		Upstairs		\$ 66.
11				
12				\$ 181.
13				583
14				
15				

36

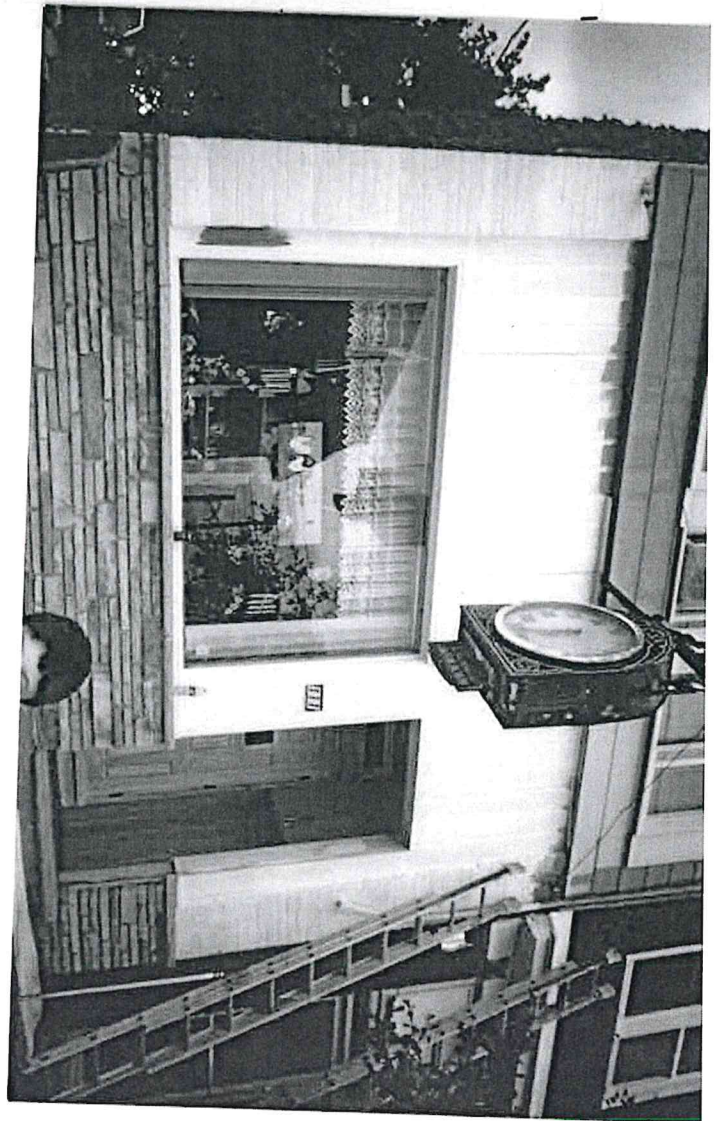
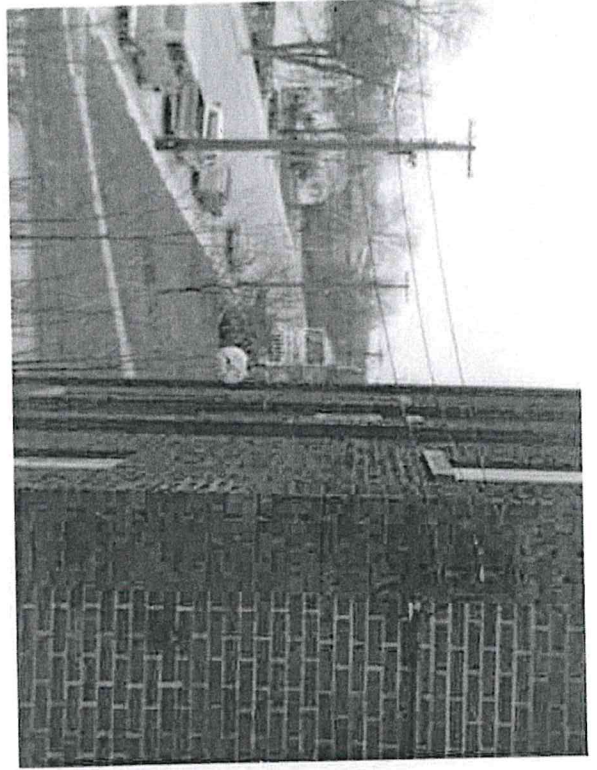
REDIFOLK











SOUTH GRIMSBY

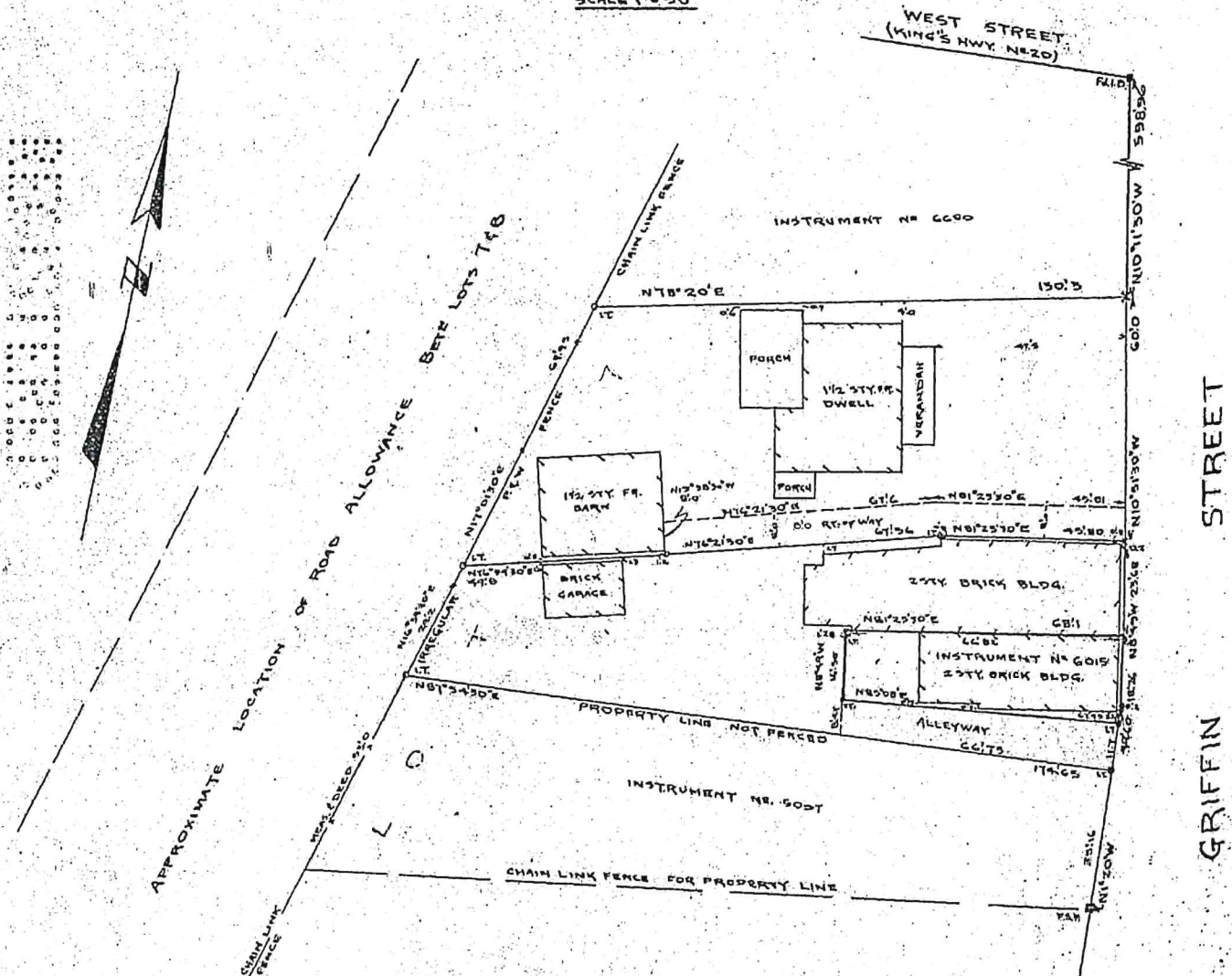
32185

PLAN

PART OF LOT 7, CONCESSION 9  
TOWNSHIP OF SOUTH GRIMSBY

NOW IN THE VILLAGE OF SMITHVILLE

SCALE 1" = 30'



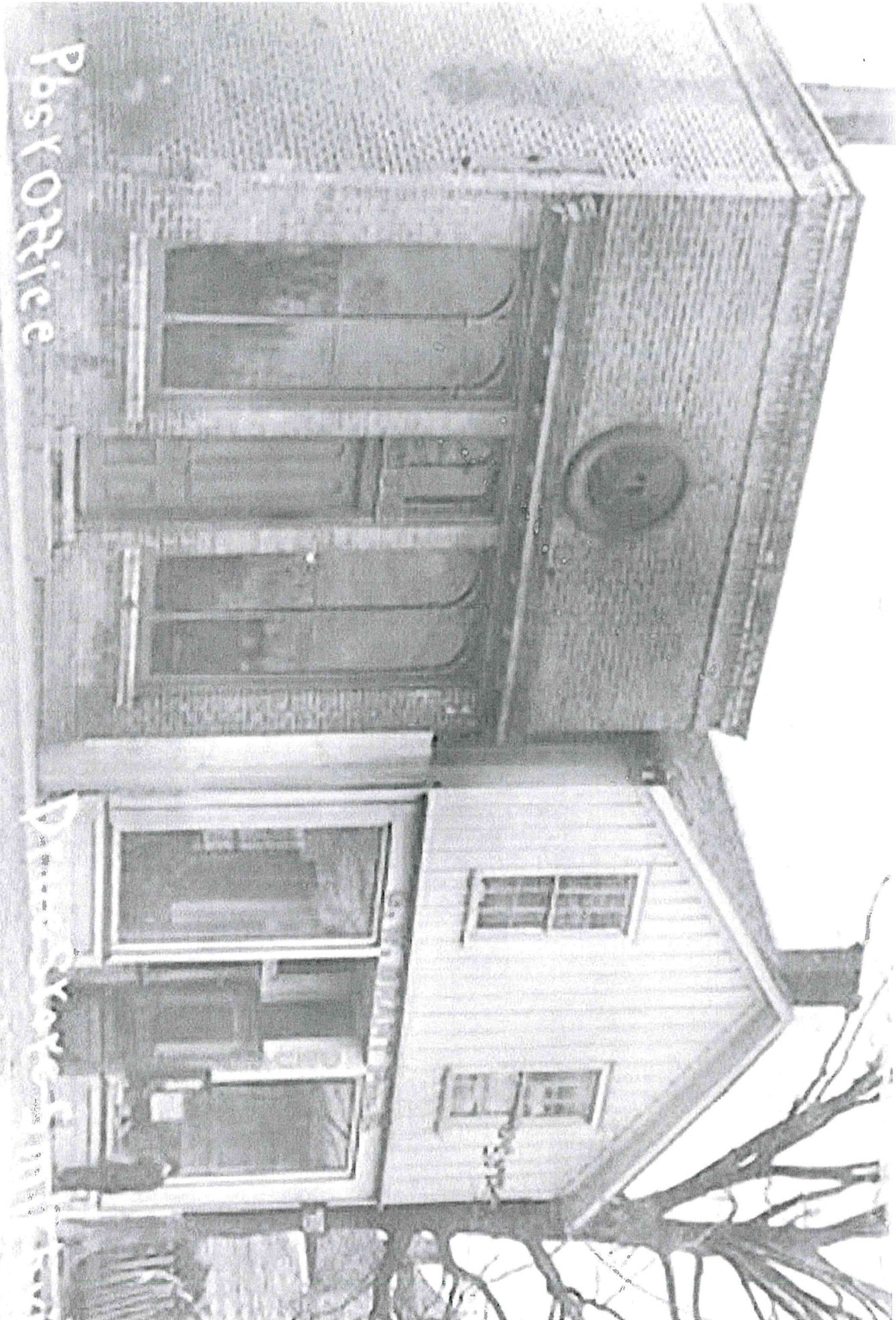
*L. N. Myers* B.Sc., O.L.S.  
 LLOYD N. MYERS  
 LAND SURVEYOR  
 ST. CATHARINES  
 JULY 23, 1936

WEST STREET  
(KING'S HWY. NO. 20)

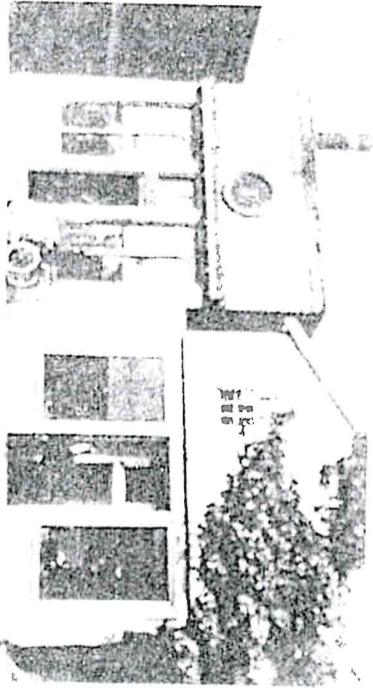
GRIFFIN STREET

Phys Office

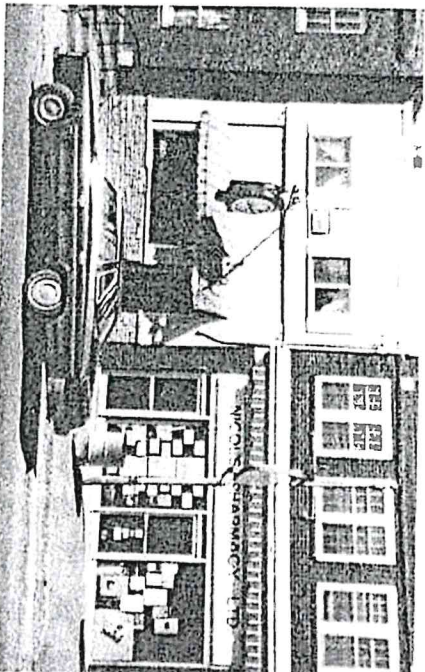
Dinner Room



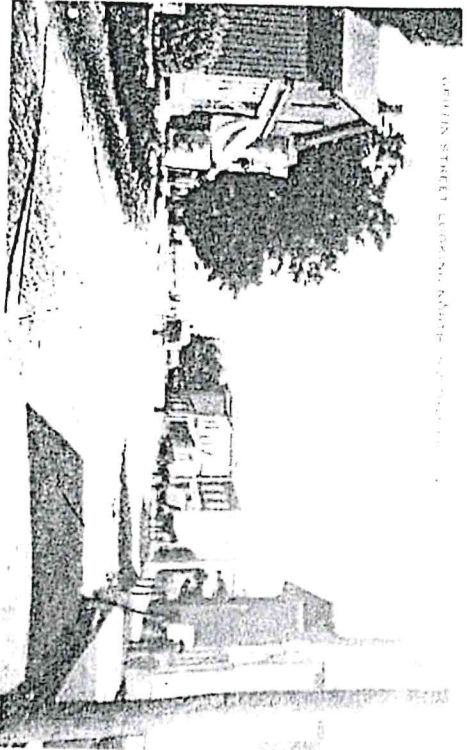
*(see over side)*



**Post Office & Drug Store, early 1800's.**  
*From Smithville Review, 1967*



**Service Dry Cleaners & Nicol's Pharmacy, 1984.**  
*Courtesy of Violet Finn*



**In this early picture, about 1912, of Griffin Street South looking north, the U.F.O. (United Farmers of Ontario) Hall can be seen on the left. The awning is where Schmitz's tailor shop was located. In the center distance can be seen the White Hotel. Note the mud street and wooden sidewalks.**  
*Courtesy of Ruth Bealy*



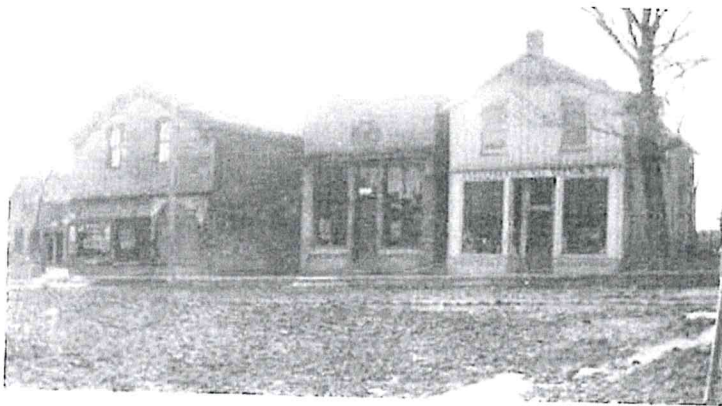


**Corner of Griffin and St. Catharines Streets: R.J. Goring and Son Department Store; House of Quality - Groceries; Murgatroyd offices; Frank Hayes' Hardware.**

*Courtesy of Ron Joyner*

The Council instructed the Public School Trustees to secure the services of Val Bizley to wire the school for electricity in January, 1926. Also, as town constable, Val Bizley was instructed to get handcuffs, a badge and a revolver for his police duties.

During the winter of 1926-1927, Smithville was plagued by a "fire-bug" which caused a great deal of anxiety among the inhabitants. Some of the fires for which he was found responsible were the barns of the Commercial Hotel, Dr. Zumstein (beside the hotel), Naergarth (where Mrs. Grace Reece now lives) and Lounsbury (where Walter Tuck now lives). The arsonist was very considerate in that he removed the horses and tied them a safe distance away before incinerating the buildings. Also, the U.F.O. Hall (United Farmers of Ontario), near the site where the present Masonic Temple now stands, was destroyed. This fire spread to the Post Office (Service Cleaners now) and the Drug Store belonging to John Brant.



**(From left to right): The U.F.O. Hall, the Post Office and the Drug Store. Note the clock on the front of the Post Office. Later, it was removed and a new one installed on a bracket extending over the sidewalk. That one is still there. When it was out-of-order recently, the citizens really missed it.**

*Courtesy of Ron Joyner*

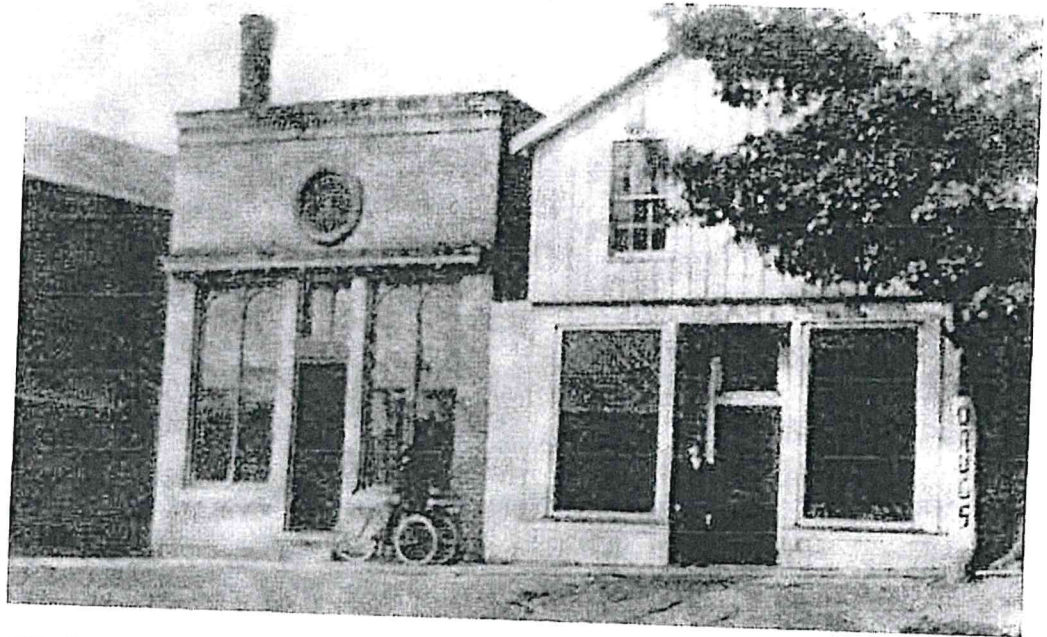
The tailor shop of J.A. Schnick was located on the ground floor of the U.F.O. Hall. It is said that he had a 500-pound safe, which Charlie Shrum, in the excitement of fighting the fire, carried across the road and deposited in front of M.B. Cosby's. Next day, he couldn't budge the safe. Evidence was found of attempts at starting other fires, which were unsuccessful. The situation became so serious that some of the citizens took turns at patrolling the village at night — while the women patrolled their homes. Finally the arsonist was caught when he came running up Townline Road shouting, "Fire! Fire!". On investigation, it was found that an attempt had been made to set fire to a straw stack near a barn, but the stack was too damp to ignite and he was premature in giving the alarm. The residents of Smithville heaved a big sigh of relief when the arsonist was removed.

During the late 1920's and early 1930's, street dances were held in Smithville. Since Saturday night was shopping time for the farmers and the stores remained open, it was decided to furnish some entertainment for the young people (and not-so-young). Griffin Street South was cordoned off between Frank and

ter taken over by his son Gordon. He sold the business to Mr. and Mrs. vandernek, who operated the store for a few years, then it was closed. Above the store, Smithville Bowl-a-Way was located during the 1950's and 1960's. It was closed for a few years, but re-opened recently.

It is believed that the Post Office was built about 1830 by Smith Griffin. It remained at this site until 1953, when it was moved to the C.O. Hodgkins building. Note the clock on the wall. A few years later it was put on a bracket and extended over the sidewalk. The Service Dry Cleaners took over the Post Office in 1958. It is run by the MacInnes family. The dry cleaning and pressing of clothes is done on the premises, instead of being sent to a plant in the city.

The Drug Store was started by George Brant about 1850, with a hall above used for public meetings. Other proprietors of the store were: John Brant (George's son) and William Henderson. At present, (1984) it is owned and operated by John and Ruth Nicol, both pharmacists. When the U.F.O. Hall



*Post Office circa 1890*

The Town Clock, mounted on this building in 1940, was donated by Sarah Correvon in honour of her father Jacob M. Roy. Roy was one of Smithville's first residents and entrepreneurs, who owned several businesses in town. His grandfather, Hooks Roy came to Gainsborough in 1793 from Sussex County, New Jersey. A Loyalist of German descent, he had remained true to the British crown during the American Revolution. Jacob was born in Gainsborough Township. He lived in four different areas of the local townships during his life, including Gainsborough, Caistor, South Grimsby and Smithville. He married Elizabeth Horton in 1845 and they had eight children before Roy's death in 1899, in Grimsby. Jacob Roy was the son of Stephen and Lydia Roy who had thirteen children. Some of them were: George Roy, born 1810, died 1892 Smithville; Daniel Roy born 1813 Gainsborough, died 1888 Caistor; Stephen Roy Jr. born 1815 Gainsborough, died 1876 Gainsborough; Abraham Roy born 1818 Gainsborough, died 1852; James T. Roy born 1818 Gainsborough; Nathaniel Roy born 1820, died 1884; Jacob M. Roy born 1824, Gainsborough, died 1899 Grimsby.

#### **From the history of the Roszel family**

According to Canada Post archives rural mail delivery started in Ontario in 1908, first in Ancaster to Hamilton. In 1909 it started in Smithville. The train would arrive in Smithville around 10 a.m. and shortly after the mail was sorted, it was loaded in a 4-wheel wagon which was drawn by horses. In the winter time they used a sleigh. Jim Chase remembers that Sam Ecker was awarded the first contract and he hired Mate Muir to drive the team and help in the delivery. According to Jim, the wagon was all covered in and it had sliding doors on each side. Every farm had a mail box along the road in front of their home. It was a long trip and most nights they arrived home around 5 p.m.

According to Clarence Roszel the drug store was built in the 1800s and was operated by George Brant, who was born in Basingstoke, England and came to Upper Canada with an

## Public Notice

Passing of by-law 2022-32 to Amend By-law 2017-70  
(Driveway and Entrance Review)

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On Monday April 25, 2022 the Council of the Township of West Lincoln passed By-law Number 2022-32, which regulates new driveways, entrances and culverts within the Township of West Lincoln, as well as alterations to existing driveways, entrances and boulevards.

It is important that you read and understand all of the implications of this notice and By-law. Major changes are outlined below. Additional information and material about the new Entrance and Boulevard By-law are available for viewing at the Township Administration Building during regular office hours or on the Township website at [www.westlincoln.ca](http://www.westlincoln.ca).

### Permits are required for the following:

- New driveways, entrances and culverts
- Alterations or modifications to existing driveways, entrances and Township Boulevards Driveway widening

Permitted driveway widths have been increased from 50% of the frontage of the lot to 60% in most residential zones  
(up to a maximum of 6 metres)

### New permit process:

Applications must be submitted prior to work on driveways, entrances and culverts

### New penalty system:

Unapproved work listed under the Entrance and Boulevard By-law may be subject to daily monetary penalties

Contact the Township

318 Canborough St., P.O. Box 400, Smithville, ON L0R 2A0  
Phone: 905-957-3346 Fax: 905-957-3219 TTY: 905-957-0680  
Online: [www.westlincoln.ca](http://www.westlincoln.ca)





Tyler Banham [REDACTED]  
Fwd: Fwd: Title Search and approval of the terms of the contract  
January 29, 2021 at 3:49 PM  
Steven Schilstra

Hi Steven

I just received the search results from Cindy Webster. See her comments below and the attached results

Let me know if you have any questions

Tyler

Tyler Banham, Hon. B.A., LL.B.  
Barrister & Solicitor - Hometown Law  
841 Upper Wentworth Street, Unit 6  
Hamilton, Ontario L9A 4W5

P: 289.799.8LAW  
F: 289.799.9288  
[REDACTED]

Given to  
Me by  
Phill Schilstra  
The first meet

## HOMETOWN LAW

289.799.8529

FAX: 289-799-9288

6-841 UPPER WENTWORTH STREET  
HAMILTON, ONTARIO L9A 4W5

THANK YOU  
HAMILTON!



- ✓ REAL ESTATE LAW FIRM  
3 YEARS IN A ROW!
- ✓ BEST LAW FIRM - 2 YEARS IN A ROW!
- ✓ TOP REAL ESTATE LAWYER:  
TYLER BANHAM  
- 2 YEARS IN A ROW!

----- Forwarded message -----

From: Cindy Webster [REDACTED]  
Date: Fri, Jan 29, 2021 at 3:34 PM  
Subject: Re: Fwd: Title Search and approval of the terms of the contract  
To: Tyler Banham <[REDACTED]>

Happy Friday Tyler

Attached is the search for the above noted file. Note, the property has a legal right of way over the adjoining lands to the North. The adjoining lands to the North are s/t our Right of Way. I will point out the right of way in our old legal description is quite vague but the adjoining lands to the North clearly give its dimensions. Further Note, you are purchasing a lot on a Boundaries Act Plan which is "guaranteed" boundaries. Call if you have any questions. Is your client going to keep the original building or remove it. If he plans on removing please call me to discuss as that can change things. With respect reviewing the offer that is not a service I provide, not sure if you meant that for me!

Thanks, Cindy

\*\*\*new mailing address effective January 1, 2021\*\*  
27 Morningside Drive,  
Hamilton, Ontario, L8T 1P6  
(905) 512-6276  
[REDACTED]

----- Original Message -----

From: Tyler Banham [REDACTED]  
Date: January 25, 2021 at 12:28 PM

Good morning Cindy

One of my realtor clients is buying a property. The deal hinges on doing a full title search to confirm the following for the client (I've cut & pasted his note for ease of reference):

"The project all hinges on being able to develop and access parking in the rear of the building. We have been told by the seller

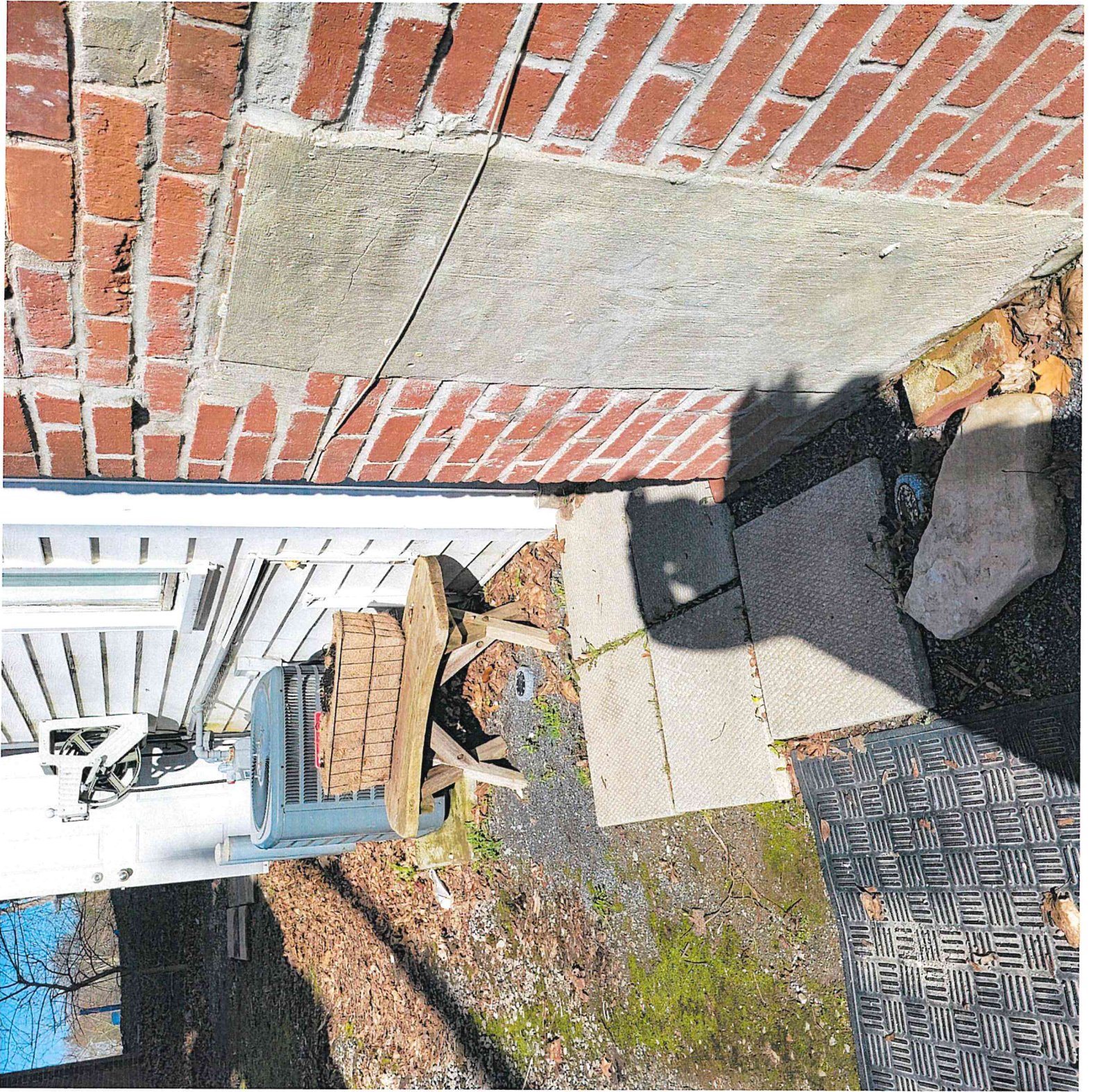
## Stephanie Pouliot

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**From:** Marie Horne [REDACTED]  
**Sent:** April 15, 2024 4:50 PM  
**To:** Stephanie Pouliot  
**Subject:** A21/2022WL  
**Attachments:** 20240415\_085759.jpg; 20240415\_090604.jpg

3 gas meters on running on one main line branching off. Property. Not safe. Side entrances. A/C. How much room





## Stephanie Pouliot

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**From:** Giavedoni, Mark [REDACTED]  
**Sent:** April 15, 2024 1:19 PM  
**To:** Stephanie Pouliot; Jeni Fisher  
**Cc:** Marie Horne  
**Subject:** Minor Variance Application A21/2022WL (Schilstra Brothers Inc.) 113 Griffin Street, Smithville  
**Attachments:** Township of Lincoln ltr Apr 15 24 signed.pdf

Good afternoon:

Please find attached correspondence from Marie Horne in connection with the above application.

Kindly confirm receipt.

Regards,

Mark Giavedoni

*Partner*

T +1 905 540 2493

F +1 905 523 2954

[REDACTED]



Gowling WLG (Canada) LLP  
One Main Street West  
Hamilton ON L8P 4Z5  
Canada



[gowlingwlg.com](http://gowlingwlg.com)

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April 15, 2024

**SENT VIA EMAIL ([planning@westlincoln.ca](mailto:planning@westlincoln.ca))**

Township of West Lincoln  
318 Canborough Street  
Box 400  
Smithville, Ontario  
L0R 2A0

Attention: Stephanie Pouliot, Planning Department ([spouliot@westlincoln.ca](mailto:spouliot@westlincoln.ca))

Dear Sir or Madam:

**Re: Minor Variance Application A21/2022WL Objection – 113 Griffin Street, Smithville**

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My name is Marie Horne and I writing in objection to the Minor Variance Hearing Application described above that will seek to put two commercial and four residential condominium units on 113 Griffin Street, Smithville (the "Site"), adjacent to my existing business and residence at 111 Griffin Street, Smithville.

The details provided in the Notice of Public Meeting posted on the Site appear to be inadequate to fully understand the details of the variance but from the application description, it would appear a 50% reduction in amenity space requirements, reduced parking spaces and sizes, the requirement for a double lane in and out from behind my property at half the required dimensions and the removal of the necessity of a planting strip, do not appear to be minor in nature and should not actually be the subject of a minor variance but probably a rezoning application entirely.

This and the proposed development is bad planning as it does not fit the area or the neighbouring properties and is too ambitious for the Site. I have been very vocal about my objection to the redevelopment of this Site for years, and my objection to the proposed application for many months, including on January 17, 2024 a two-hour meeting with Gerrit Boerema and the Director of Planning, Brian Treble, to review and discuss the concerns that I have raised. All of those discussions and the many documents in support of my position which is now in the hands of the Town, should form the basis of my objection and considered prior to the hearing on April 24<sup>th</sup>. I intend to appear as well to answer any questions about my objection.

The proposed development will encroach on my existing legal property rights on the lands in question. There are other property owners in the area that have similar rights to use the back lot in the "alley way" to access our businesses and residences. The proposed development does not give creditability to these rights and the way that we have been enjoying them for many years. The Applicant's proposed

use will result in a change in the use to how I use the property and on the terms on which I bought it. The prior owners have been using the back area consistently for decades. This issue has already resulted in the removal of existing structures (a patio and shed) that were located next to my building, which was removed contrary to my legal rights. This application would be an infringement of my rights in the property and so I am objecting to the application. I wish to be confirmed on the record of my objection and my intention to appear at the hearing.

Yours very truly,

DocuSigned by:  
  
2FC2122D3DD74AB...

Marie Horne



## Stephanie Pouliot

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**From:** Marie Horne [REDACTED]  
**Sent:** April 15, 2024 1:27 PM  
**To:** Stephanie Pouliot  
**Subject:** Fwd: 111 griffin st s/ driveway

please add to file A21/2022WL meeting zoom

----- Forwarded message -----

**From:** Marie Horne [REDACTED]  
**Date:** Mon, 15 Jan 2024 at 22:39  
**Subject:** Re: 111 griffin st s/ driveway  
**To:** Brian Treble <[btreble@westlincoln.ca](mailto:btreble@westlincoln.ca)>

Good morning everyone.

This email was written last night as it has bin heavy on my heart and time is precious in this matter. I feel the need to not wait on the matter and take any day and time that is available for a meeting with all the findings I have come into my possession. The findings state the middle between the Mason hall and myself at 111 griffin st s is my right to continue usage as it has bin for decades times seven and some.

Any altering changes/plans do not belong to a decision of other parties to over ride the existing usage/legal document/s/deeds that would change the holders in hand of there deeds/documents without there consent or handover rights. I Marie Horne do not give my consent/sign off and have all aspects to all of the above stated. Will work around your schedule for a sit down meeting as well. Just ask for a day in advance to make arrangements with moving around the business. Look forward to hearing from you.

Blessings

Marie Horne

On Mon, Jan 15, 2024, 5:47 p.m. Marie Horne [REDACTED] wrote:

Hi Brian. Thank you for your response. I look forward to hearing from you regarding the meeting date and time.

Blessing

Marie Horne

----- Forwarded message -----

**From:** Brian Treble <[btreble@westlincoln.ca](mailto:btreble@westlincoln.ca)>

**Date:** Mon, 15 Jan 2024 at 13:35

**Subject:** RE: 111 griffin st s/ driveway

**To:** Marie Horne [REDACTED]

**Cc:** Cheryl Ganann <[cganann@westlincoln.ca](mailto:cganann@westlincoln.ca)>, Jacquie Thrower <[jthrower@westlincoln.ca](mailto:jthrower@westlincoln.ca)>, Susan Smyth <[ssmyth@westlincoln.ca](mailto:ssmyth@westlincoln.ca)>, Gerrit Boerema <[gboerema@westlincoln.ca](mailto:gboerema@westlincoln.ca)>, Jeni Fisher <[jfisher@westlincoln.ca](mailto:jfisher@westlincoln.ca)>, Stephanie Pouliot <[spouliot@westlincoln.ca](mailto:spouliot@westlincoln.ca)>

Hi Marie:

I have copied a few people on my reply including the Mayor.

Between Jacquie and Jeni of this office, they can hopefully set up a meeting time on a Monday that works in your calendar. I have also included the planners who are working on the adjacent Masonic Hall minor variance and site plan.

Thanks for reaching out.

Brian

***Our working hours may be different. Please do not feel obligated to reply outside of your working hours. Let's work together to help foster healthy work-life boundaries.***

<b>Brian Treble</b>	
	<b>Director of Planning &amp; Building</b>
	Tel: 905-957-3346 ext.5138 Email: <a href="mailto:btreble@westlincoln.ca">btreble@westlincoln.ca</a> Web: <a href="http://www.westlincoln.ca">www.westlincoln.ca</a>
	

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**From:** Marie Horne [REDACTED]  
**Sent:** January 15, 2024 1:14 PM  
**To:** Brian Treble <[btreble@westlincoln.ca](mailto:btreble@westlincoln.ca)>  
**Subject:** 111 griffin st s/ driveway

Good morning Brian. This is Marie Horne. My apologies for the delay in getting back to you. Had to step back for a bit do to things being overwhelming with now being the second investor/developer of the Mason hall. As well as this ongoing development pursuit next door and saving are downtown core. I have bin active in trying to save the rights of the side of my building and have clear evidences with the usage of the side dating back to 3 generating owners. Would like to suchuale a sit down meeting with you the mayor and anyone else to get everyone up to date with my findings and ongoing issues that have bin taking place next store these passed years for intitlement in residential condos with a space that doesn't have enough to support or allow. Also left a voice-mail with are mayor today as well. Requesting a sit down meeting. Have Mondays off still and hoping that that works for you.

Blessings

Marie Horne

## Stephanie Pouliot

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**From:** Marie Horne [REDACTED]  
**Sent:** April 15, 2024 1:18 PM  
**To:** Stephanie Pouliot  
**Subject:** Re: Re:

On Mon, 15 Apr 2024 at 12:50, Marie Horne <[REDACTED]> wrote:

Good morning stephanie. This is Marie Horne at 111 Griffin St S. Please add this message in the case file as well as the by-law complaint as well as all emails back and forth to Jesse are by-law officer. My driveway is still not cleaned up from the last demo nor has anyone been here to address any garbage tim hortons plastic glass nails crews asbestos tiles wood Dry-wall or plaster from the by-law complaint date. I have never seen my driveway so broken. Can't even walk normally down to my back entrance. Cant even pull up to park like we do. Afraid of getting another nail or screw in the tires which would make it number 3 for the count. Thank you

----- Forwarded message -----

**From:** Jesse Paul <[jpaul@westlincoln.ca](mailto:jpaul@westlincoln.ca)>  
**Date:** Mon, 22 Jan 2024 at 14:17  
**Subject:** RE: Re:  
**To:** Marie Horne <[REDACTED]>

No need to apologise. If I come across anything that can help from my end, I have no problem doing that.

Have a great day!

**From:** Marie Horne [REDACTED]  
**Sent:** January 19, 2024 8:20 PM  
**To:** Jesse Paul <[jpaul@westlincoln.ca](mailto:jpaul@westlincoln.ca)>  
**Subject:** Re: Re:

Hi Jesse. So sorry for the delay. No problem at all. There where some things talked about regarding BIA and thought I needed an assessment done by you as by law in order to go ahead with putting things in motion to protecting are downtown core with little parking we have for business and the town not supporting any up and coming plans for the business core. Potentially more residential being developed so close to the business core. I'm afraid are down town with be no more due to not being able to grow with not enough parking not being able to meet the increasing property tax make a living business not being able to have a retirement do to value depreciation. If there is any thing you can think of that would help from your end that would be greatly appreciated. Sorry for the late tex on Friday too. Have a wonderful weekend. Thanks again

Blessings

Marie

On Tue, Jan 16, 2024, 1:35 p.m. Jesse Paul <[jpaul@westlincoln.ca](mailto:jpaul@westlincoln.ca)> wrote:

Hi Marie,

I had a chance to speak with Brain, and your meeting tomorrow is involving more of the planning department. My file and Brain's file are appear to be separate issues, so professionally I have to stick to my file.

I will be around the office tomorrow though, if there are By Law topics that are brought up.

All the best!!!

**From:** Marie Horn [REDACTED]  
**Sent:** January 16, 2024 9:41 AM  
**To:** Jesse Paul <[jpaul@westlincoln.ca](mailto:jpaul@westlincoln.ca)>  
**Subject:** Re: Re:

Good morning Jesse. Hope your morning is going well so far. I have a meeting coming up with Brian Treble this Wed at 11am. Was hoping you could be there . Is there a time today we could talk on the phone.

Blessing

Marie Horne

On Fri, Jan 12, 2024, 12:31 p.m. Marie Horne <[REDACTED]> wrote:

Hi Jesse

Yes . For sure. Thank you again

Hopefully progress starts soon.

Blessings

Marie

On Fri, Jan 12, 2024, 11:50 a.m. Jesse Paul <[jpaul@westlincoln.ca](mailto:jpaul@westlincoln.ca)> wrote:

Good Morning and happy Friday.

That is not a problem, hopefully the violations I found do get addressed with in the timeline that provided.

Have a great weekend

**From:** Marie Horne [REDACTED]  
**Sent:** January 12, 2024 7:15 AM  
**To:** Jesse Paul <[jpaul@westlincoln.ca](mailto:jpaul@westlincoln.ca)>  
**Subject:** Re: Re:

Good morning Jesse.

Happy friday. Thank you for talking to them. My last email not trying to be confusing. It was suppost to mean they picked up some things from the building and left but nothing was cleaned up from the mess they made/ ruttes from the demolition take down the other week with the bin collesction. Sorry for the confusion. Writing is not forta. Hopefully with the talk to had with them they come and clean and fix the side soon.

Thank you

Marie

On Thu, Jan 11, 2024, 3:58 p.m. Jesse Paul <[jpaul@westlincoln.ca](mailto:jpaul@westlincoln.ca)> wrote:

Hi Marie,

I was in-touch with the property owners and brought forward my findings to them. That is good to hear that there is progress.

Have a great night!

**From:** Marie Horne [REDACTED]  
**Sent:** January 11, 2024 3:15 PM  
**To:** Jesse Paul <[jpaul@westlincoln.ca](mailto:jpaul@westlincoln.ca)>  
**Subject:** Re:

Hi Jesse. Happy Thursday. Thank you for the information. Pretty appreciated. Sorry for the later response time. Was also wondering if you had a chance to follow up with schilstr owners of the log. There was to guys here on the side and picked up some things and left.

Thank you

Marie

On Tue, Jan 9, 2024, 12:41 p.m. Jesse Paul <[jpaul@westlincoln.ca](mailto:jpaul@westlincoln.ca)> wrote:

Hi Marie,

Please find the picture of your property with estimated property lines.

The Pdf included is the original report of concern you sent in.

Have a great day

***Our working hours may be different. Please do not feel obligated to reply outside of your working hours. Let's work together to help foster healthy work-life boundaries.***

<p><b>Jesse Paul</b></p> <p><b>Enforcement Officer</b></p> <p>Tel: 905-957-3346 ext. 6734 Email: <a href="mailto:jpaul@westlincoln.ca">jpaul@westlincoln.ca</a> Web: <a href="http://www.westlincoln.ca">www.westlincoln.ca</a></p>
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**Please provide a description of your concern.**

jan 5 2024 notes  
bin drop off dec 13th 2023 phill schilstra the one owner said it was going to start that afternoon or tomorrow. threw text message. first day of work started monday jan 1st 2024.  
Damage to driveway/ alley way.  
3 inch ruts that extend 10 long  
Asbestos tiles . bordes . drive wall nails etc  
Broken patio stone  
.....  
previous construction year and a half ago :  
Dumster bin left on property for 3 months only maybe 2 weeks of work  
THrowing debris from the top floor of the mason hall into dumpster and hitting the side of the Building resulting in broken out lit for 111 griffin st s furnace  
left a pile left overs of driveway, asbestos, wood pieces that wasnt cleaned up after demolition was done. once the last bin was gone no one came back or stayed behind to clean up . in a resolt had to put plugs in vehicle 2x.  
.....  
Note: din here for 7 years . took over the past 3 generation owners responsibilities of maintaining the driveway/ allawaya . dating back to when the 3 generation owners first started the dry cleaners. early 19 to mid 1950s. rough estiment. bin the sole person maintaining with snow leafs minis when the leafs came down this year didnt get to finish them with my back problems that are getting treated for. only able to mulch 4 bags of leafs. when they bought the building i would say 3 years ago all duties that comes with season to season changing . A guy has bin by himself 4 times just this passed year only to wipper snip the front lawn and the odd weed up against there mason building. I cleaned up all the construction that has bin taking place at the mason hall since the new owners and the mass left behind. sent over thousands of dollars for cameras. This has now become a liability situation for myself that iam not for. hope that helps . my sorry to have to put this to the next steps but i have voiced consem with letting them the owners of the mason hall know about the first time when the out lit gor broken and the pile i made with the debrie left behind. thank you for what you do everyday. all the best. marie horne  
.....

**Would you like to provide an image of the issue?**

Yes  No

**Optional: Upload image (up to 3)**

**File Name**

-  20240105\_153558.jpg  
6.0 MB
-  20240105\_144135.jpg  
2.2 MB
-  20240105103815363\_663a2e13dd4b41e8  
115.8 KB

**Do you want to provide any additional information?**

Yes  No

**Additional Information:**

Have prof of possession of driveway/ alley way. the new owners of the mason log phil land steve schistra are trying to put condos in that building with not enough evidence to get space for even calling it a road . in and out . etc. to the back with another owners property that interbaine where the tree stands. phill told me he was going to cut the tree down in a text message just this passed dec 13th 2023. i had let him know that im not telling him not to cut the tree down and im not telling him to cut the tree down because the tree is not mine and i do not want the neighbor on the opposite side of me to get mad or legal action. the tree stays. i already took my fenced in area and shed down at the very back that was located right in front of the tree in hopes to keep parking . which hes saying no now. sorry for the long letter and to much info. this has bin going on for my years now with not one not two but 3 different buyers/ investors since i have owned 111 griffin st s.

**Would you like us to personally respond to you about your concern?**

Yes  No



## Stephanie Pouliot

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**From:** Marie Horne <[REDACTED]>  
**Sent:** April 15, 2024 4:45 PM  
**To:** Stephanie Pouliot  
**Subject:** A21/2022WL Marie Horne add  
**Attachments:** 20240415\_091137.jpg; 20240415\_091241.jpg

Aftermath mess from Schilstra dumpster. Still existing today. No movement. Filed bylaw comment almost 2 months ago.



# SMITHVILLE

T<sup>w</sup> of GRIMSBY.  
SCALE 400' = 1"

Mrs. M. Treter.

W. C. Cooper.

Richard Morgan.

John N. French.

Mrs. Mary Treter.

Miss C. Murgatroyd.

Mrs. M. Treter.

Mrs. M. Treter.

Mrs. M. Treter.

Mrs. M. Treter.

Mrs. M. Treter.

Mrs. M. Treter.

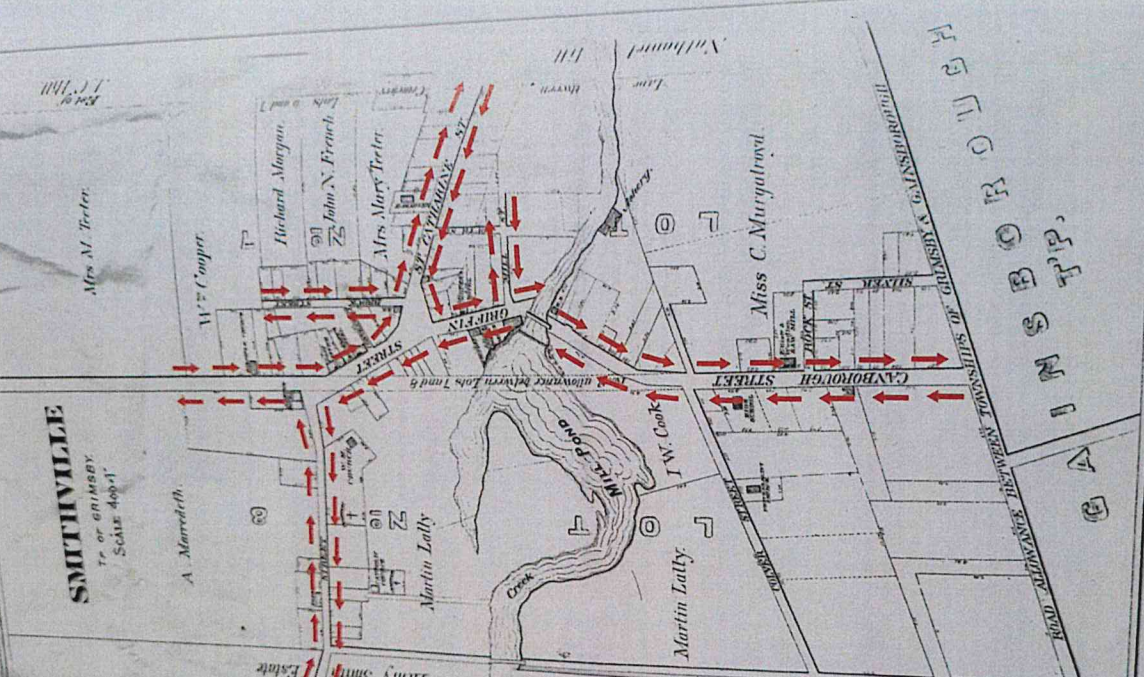
Mrs. M. Treter.

Mrs. M. Treter.

Mrs. M. Treter.

Mrs. M. Treter.

Mrs. M. Treter.



This is one of the first maps of Smithville.

It recognizes the land that made up the Village of Smithville in the Township of Grimsby, and how it was divided into parcels in the early 1800's, being grants from the government of the day.

Some 14 parcels of land were divided and granted, and then sold off for individual lots for commercial and residential development.

It is noted on this map the locations of the various churches, namely: Disciple, Catholic, W.M. Church, Universalist and Methodist. Also there were several hotels and livery stables, Buckbee's, Adkins and Cooper's.

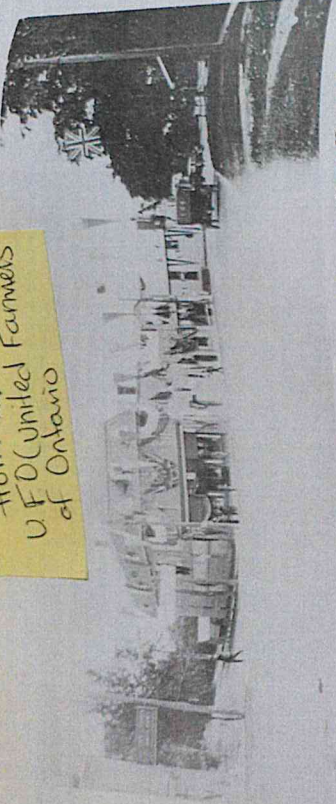
Other items noted on the map, Elliott and Woodlan Saw Mill on Rock Street, grist and woolen mill at the bridge, a foundry next to the mill, a foundry on West Street across from the cemetery, and the post office was next to Buckbee's Hotel on Griffon Street.

Please follow the red arrows starting on Canborough Street at the southerly limits and winding through the Village and back again to the same limits. We have followed the same route in Section Two, but in this section the houses were numbered and many new homes were added over the years.

St. Cat  
Al  
St  
Const  
fire of

La  
Ad  
wc  
bu  
ed  
vi

Mason hall mess...  
for Jip Schrick...  
Evidence to never...  
the 89 Back  
Side Walk High  
from Rd  
UFO United Farmers  
of Ontario



Corner of Griffin and St. Catharines Streets; R.J. Goring and Son Department Store; House of Quality -  
Groceries; Murgatroyd offices; Frank Hayes' Hardware.  
*Courtesy of Ron Joyner*

The Council instructed the Public School Trustees to secure the services of Val Bizley to wire the school for electricity in January, 1926. Also, as town constable, Val Bizley was instructed to get hand-cuffs, a badge and a revolver for his police duties.

During the winter of 1926-1927, Smithville was plagued by a "fire-bug" which caused a great deal of anxiety among the inhabitants. Some of the fires for which he was found responsible were the barns of the Commercial Hotel, Dr. Zumstein (beside the hotel), Naergarth (where Mrs. Grace Reece now lives), and Lounsbury (where Walter Tuck now lives). The arsonist was very considerate in that he removed the horses and tied them a safe distance away before incinerating the buildings. Also, the U.F.O. Hall (United Farmers of Ontario), near the site where the present Masonic Temple now stands, was destroyed. This fire spread to the Post Office (Service Cleaners now) and the Drug Store belonging to John Brant.



(From left to right): The U.F.O. Hall, the Post Office and the Drug Store. Note the clock on the front of the Post Office. Later, it was removed and a new one installed on a bracket extending over the sidewalk. That one is still there. When it was out-of-order recently, the citizens really missed it.  
*Courtesy of Ron Joyner*

The tailor shop of J.A. Schnick was located on the ground floor of the U.F.O. Hall. It is said that he had a 500-pound safe, which Charlie Shrum, in the excitement of fighting the fire, carried across the road and deposited in front of M.B. Cosby's. Next day, he couldn't budge the safe. Evidence was found of attempts at starting other fires, which were unsuccessful. The situation became so serious that some of the citizens took turns at patrolling the village at night — while the women patrolled their homes. Finally the arsonist was caught when he came running up Townline Road shouting, "Fire! Fire!". On investigation, it was found that an attempt had been made to set fire to a straw stack near a barn, but the stack was too damp to ignite and he was premature in giving the alarm. The residents of Smithville heaved a big sigh of relief when the arsonist was removed.

During the late 1920's and early 1930's, street dances were held in Smithville. Since Saturday night was shopping time for the farmers and the stores remained open, it was decided to furnish some entertainment for the young people (and not-so-young). Griffin Street South was cordoned off between Frank and

Parents clear

His boy of Griffin & Building Post office

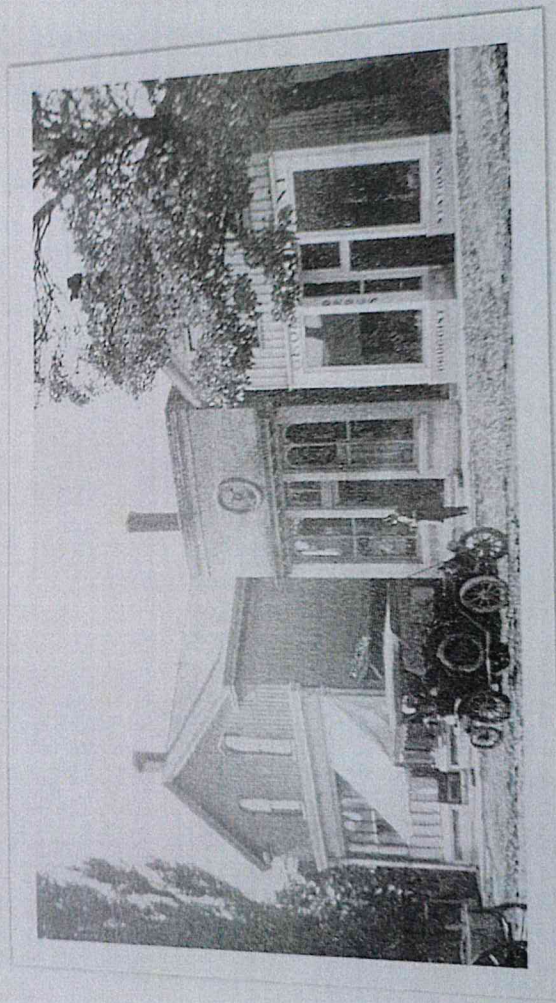
sit out front of the Will Shepherd ga one another at times and it was a well known anecdote one day when Will Shepherd said to Bill Munn, "How good is your eyesight?" "Well", Will Shepherd said, "Can you see that fly on that pole across the street?" and Bill Munn replied "No, I can't, but I can hear him walking". Some members of this old boy's club were Bill Munn, Will Shepherd, Walter Young, Fergie Swayze, Art Lampman, William Hunter, Fred Huff, and Jack Fisher.

John Teeter and Reggie Teeter lived in one of the older homes in Smithville, next to the Shepherd building. John Teeter passed away in 1943. He was the son of James Teeter, a brother of Reg Teeter and Mrs. Leslie Bell. John lived in Smithville for 30 years.

The Kelly home may have been the first house built in the hamlet when the first settlers came. It was built by the Griffin family in the late 1700s. In the early 1900s Bill Kelly, who was railway dispatcher during the day for the T.H. & B. Railway, lived in this house. John McDonald was the night dispatcher. Dr. W.R. Munro lived here in the early 1920s.

The wooden frame hall (called the U.F.O. Hall), which was built in the late 1800s, burned in 1922. After the fire, the community sold shares to build the Masonic Hall, a brick 2-storey building which still stands today. Several businesses operated out of the U.F.O. building: J. A. Schnick and James Augusta ran a tailor shop; Bert Griffin had a public library on the second floor.

Next along Griffin Street was the Smithville Post Office built in 1825 by the Griffins. Smith Griffin was the postmaster. Mr. George Brant came to Smithville in 1855 and was appointed Postmaster. John Brant took over from his father, and after serving as Postmaster for 38 years, retired in 1917 and died in 1919.



The U.F.O. Hall, Post Office, and George Brant Drug Store in the 1800s and early 1900s on Griffin Street, west side.

# THE STORY of SMITHVILLE

FRANK E. PAGE

*Gerry DeBoer*

GENERAL CONTRACTOR

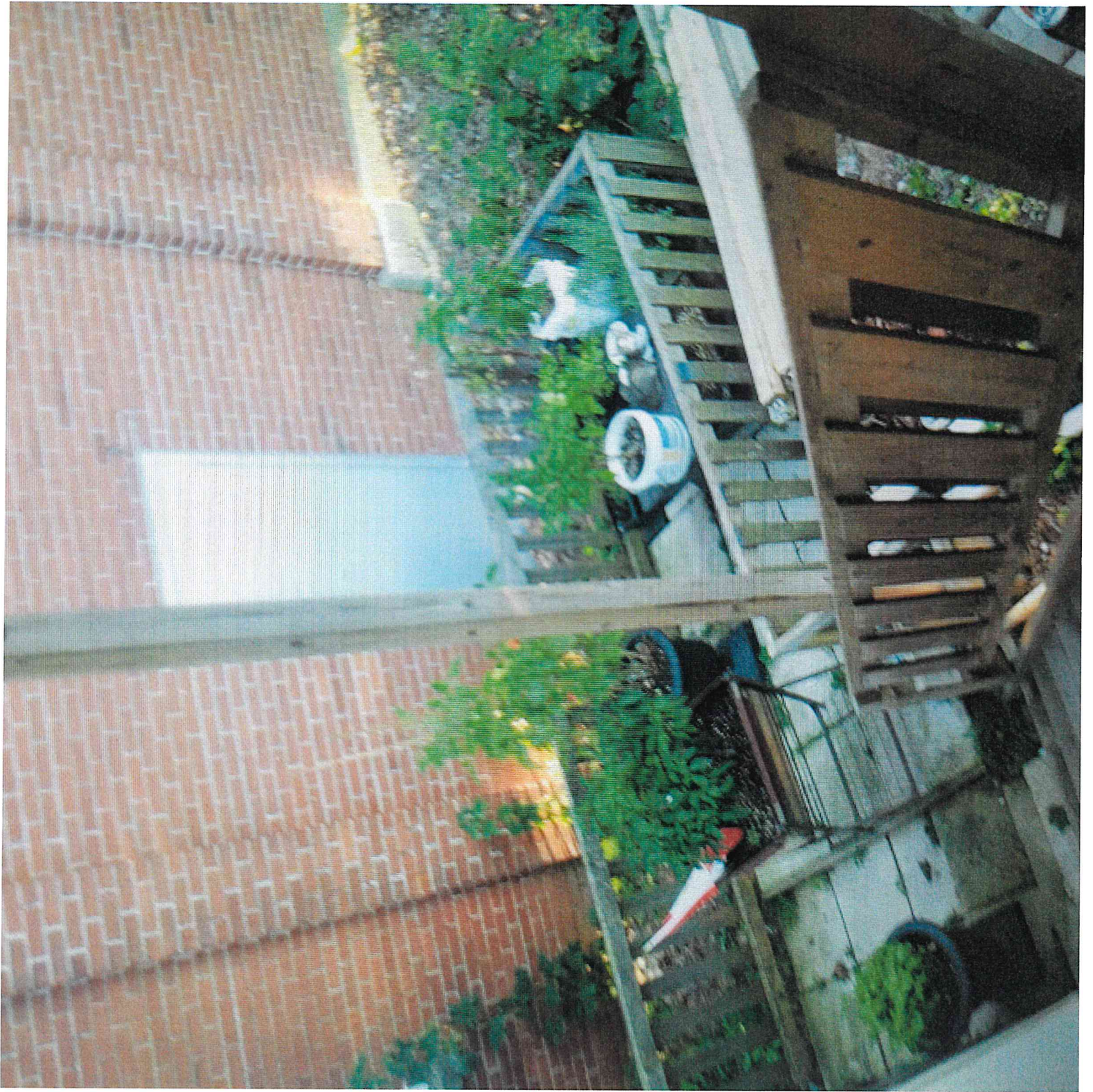
SMITHVILLE, ONT. - PHONE 957-3983

SOLD BY		C.O.D.	CHARGE	ON ACCT.	ACCT. F.W.D.
MR. W. W. Jones					
Date		July 29 1965			
C.O.D.		<i>Smithville</i>			
1					
2			Roof material	\$ 21.63	
3					
4			Labour	\$ 22.53	
5					
6			Stone & sill	\$ 70.00	
7					
8					
9			Material for		
10			Upstairs	\$ 66.98	
11					
12				\$ 181.14	
13				\$ 583	
					14
					15

36

REDIFORM











## Stephanie Pouliot

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**From:** C J McGlashan <[REDACTED]>  
**Sent:** April 15, 2024 8:16 AM  
**To:** Stephanie Pouliot  
**Cc:** C J McGlashan  
**Subject:** Re: 113 Griffin Street Smithville, ON application A21/2022 WL

April 13, 2024

Township of West Lincoln  
318 Canborough Street P.O Box 400  
Smithville, Ontario  
L0R 2A0

Dear Mayor, Council Members and Committee of Adjustment:

Re: 113 Griffin Street Smithville, ON application A21/2022 WL

We received the Notice of Public Hearing for the Committee of Adjustment dated April 4, 2024 regarding multiple 'minor variance' applications for this property. Several of these items were already addressed in letters dated September 26, 2022 and January 3, 2024.

Again, I wanted to voice my concern. The proposed variance does not consider that the shared space between 111 and 113 Griffin Street South is intended for maintenance of the adjacent properties by the owners and is not suitable for daily traffic. These variances still raise the problem of increasing traffic onto Griffin Street South which runs the risk of accidents at a high traffic intersection. The requested variance of a single lane instead of a double lane would affect traffic flow as cars attempt to navigate the laneway. I am also concerned about where parking for the commercial units is proposed, street parking is already inadequate in this area.

I request that the Township consider the traffic and parking of the surrounding properties and respectfully request that you do not proceed with the proposed parking and traffic lane variances. In addition, I request that the Township prioritize development plans to increase the parking in the downtown area in the very near future.

Regards,

Cynthia Merritt McGlashan

April 15, 2024.

Mrs. Janet Joyner, 7 Jenny Crescent, Smithville, On. L0R2A0

To: Township of West Lincoln

COMMITTEE OF ADJUSTMENT

Re: A21/2022 Schilstra Brothers Inc. 113 Griffin Street Smithville, On. L0R2A0

Please accept this letter containing my concerns regarding the above file. Comments to be received today April 15<sup>th</sup>, 2024 regarding Minor Variance Application to be heard on Wednesday April 24<sup>th</sup>, 2024.

To introduce myself to the Committee I was born in Smithville and raised on Griffin Street, owned property, built a 4plex and I am retired from owning a Hardware Store on Griffin Street for 26 years. I am no stranger to the downtown core of Smithville. In the past I have been a member of the Committee of Adjustment.

Please consider the following comments:

#1. Minimum amenity space to 10 square meters from required 20 square meters:

This space is to accommodate the proposed 4 apartments on the upper floor at 113. Has any consideration been given to the fact that the tenants who rent the commercial space on the first floor may use this green space?

#2. Minimum parking space dimension to 2.6 meter from 2.7 meter.

Although this is not a great difference in space size, there are 8 proposed spots, one of which is an accessibility space. Has any consideration been given to the fact that the tenants of two commercial units on the ground floor may want to park in the rear area of the building as there is limited space for parking on the street and none in front of the building due to the location of the fire hydrant. Therefore more parking spaces will be needed. There is no way a vehicle can leave the parking lot, to back out or turn around, if all spaces are being used at the same time. There are no VISITORS parking spaces.

#3. Minimum width of 3.13 meters when 7.5 meters is required. To allow for travel in two directions.

The access to the rear of the property is a narrow laneway that is a right of way for 113 Griffin Street and I believe it is also a right of way for 111 Griffin Street (The True Mens Barber Shop). However the actual laneway is owned by 107 Griffin Street, two properties north of the subject property. I believe 107 Griffin Street is owned by the Real Estate office housed there. The use of this right of way, the traffic that will be caused as the tenants of the 4 upstairs units make their way to the parking area, will cause the right of way to appear to be the sole user of the laneway. When in fact I believe there are three

Page #2.

Properties who have rights of way. The side entranceway/doorway into the 111 Griffin Street is inches away from the traffic flow which will take place. The laneway is too narrow to allow a walk/way or sidewalk for the tenants to walk on to get to the rear entrance to their apartments. The Tenants of the 4 apartments will be walking on the road. Tenants who want to move into and out of the upstairs apartments will not be able to have trucks or moving vans access the parking lot at the rear, I see no way they can turn around to exit back onto Griffin Street. The access location is very close to the traffic light located at Griffin Street and St. Catharines Street. This area is a very busy intersection and traffic trying to get out onto Griffin Street in this congested area and traffic waiting to enter the property will cause more congestion. The right of way cannot be used for any loading or unloading for the Commercial units on the ground floor, and there is no parking in front of 113 Griffin Street.

#4. Removing the requirement for planting strips along the rear lot line.

Without the buffer of a planting strip area, the vehicles parked along the lot line will be right up against the fence/lot line. The planting strip area would allow a strip of land for a setback from the lot lines.

In closing, I might add, as a child growing up and playing in the area I was told that there was a Cemetery at the rear of the property. Fact or Fiction? Has anyone investigated the possibility???

Please consider my comments and provide a link to me for the April 24<sup>th</sup>, 2024 Committee Meeting.

Respectfully submitted

  
JANET JOYNER